

FILED IN CLERK'S OFFICE
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT
OF GEORGIA

2024 NOV -4 AM 11:33

VANIA S. ALLEN
CLERK
BY: Rachael Smith
DEPUTY CLERK

☒ Check if this is an
amended filing

Fill in this information to identify the case:

United States Bankruptcy Court for the:

_____ District of _____
(State)

Case number (if known): _____ Chapter 11

24-61724

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name

2193 Park Terrace LLC

2. All other names debtor used
in the last 8 years

Include any assumed names,
trade names, and *doing business*
as names

3. Debtor's federal Employer
Identification Number (EIN)

99-4247910

4. Debtor's address

Principal place of business

Mailing address, if different from principal place
of business

455 EAST PACES FERRY

Number Street

Rd Suite 332

Atlanta GA 30305

City

State

ZIP Code

Fulton

County

Number Street

P.O. Box

City

State

ZIP Code

Location of principal assets, if different from
principal place of business

Number Street

City

State

ZIP Code

5. Debtor's website (URL)

Debtor	<u>2193 PARK Terrace LLC</u>	Case number (if known) _____
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	
7. Describe debtor's business	<p>A. Check one:</p> <p><input type="checkbox"/> Health Care Business (as defined in 11 U.S.C. § 101(27A))</p> <p><input checked="" type="checkbox"/> Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))</p> <p><input type="checkbox"/> Railroad (as defined in 11 U.S.C. § 101(44))</p> <p><input type="checkbox"/> Stockbroker (as defined in 11 U.S.C. § 101(53A))</p> <p><input type="checkbox"/> Commodity Broker (as defined in 11 U.S.C. § 101(6))</p> <p><input type="checkbox"/> Clearing Bank (as defined in 11 U.S.C. § 781(3))</p> <p><input type="checkbox"/> None of the above</p> <p>B. Check all that apply:</p> <p><input type="checkbox"/> Tax-exempt entity (as described in 26 U.S.C. § 501)</p> <p><input type="checkbox"/> Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)</p> <p><input type="checkbox"/> Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</p> <p>C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See http://www.uscourts.gov/four-digit-national-association-naics-codes.</p> <p>_____</p>	
8. Under which chapter of the Bankruptcy Code is the debtor filing?	<p>Check one:</p> <p><input type="checkbox"/> Chapter 7</p> <p><input type="checkbox"/> Chapter 9</p> <p><input checked="" type="checkbox"/> Chapter 11. Check all that apply:</p> <p><input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).</p> <p><input type="checkbox"/> The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</p> <p><input type="checkbox"/> The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.</p> <p><input type="checkbox"/> A plan is being filed with this petition.</p> <p><input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</p> <p><input type="checkbox"/> The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the <i>Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11</i> (Official Form 201A) with this form.</p> <p><input type="checkbox"/> The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.</p> <p><input type="checkbox"/> Chapter 12</p>	
9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?	<p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. District <u>Northwestern</u> When <u>8/1/24</u> Case number <u>24-57925</u></p> <p style="text-align: center;">MM / DD / YYYY</p> <p>District _____ When _____ Case number _____</p> <p style="text-align: center;">MM / DD / YYYY</p>	
If more than 2 cases, attach a separate list.		

Debtor 2193 Park Terrace LLC Case number (if known) _____
Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1, attach a separate list.

☒ No

☐ Yes. Debtor _____ Relationship _____
District _____ When _____
Case number, if known _____ MM / DD / YYYY

11. Why is the case filed in this district?

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____

Where is the property?

Number _____ Street _____
City _____ State ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- ☒ 1-49 ☐ 1,000-5,000 ☐ 25,001-50,000
- ☐ 50-99 ☐ 5,001-10,000 ☐ 50,001-100,000
- ☐ 100-199 ☐ 10,001-25,000 ☐ More than 100,000
- ☐ 200-999

Debtor 2193 Park Terrace LLC Case number (if known) _____
Name

15. Estimated assets ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
☒ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

16. Estimated liabilities ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
☒ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 11/04/2024
MM / DD / YYYY
x [Signature]
Signature of authorized representative of debtor

Riyad Nabaa
Printed name

Title _____

18. Signature of attorney

x

Signature of attorney for debtor

Date

MM / DD / YYYY

Printed name

Firm name

Number Street

City

State

ZIP Code

Contact phone

Email address

Bar number

State

LIST OF CREDITORS

The debtor must provide and maintain a complete List of Creditors reflecting names and addresses only of all creditors. This list is used to mail notices to creditors. Lack of proper notice may result in no discharge of a debt owed.

Guidelines:

- Creditor name and mailing address ONLY
- Enter one creditor per box
- Creditor's name must be on the first line
- City, state and zip code must be on the last line
- No more than five lines of information per creditor
- Do NOT include: account numbers, phone numbers or amounts owed

KIAVI Servicing
2 Allegheny Center, NOVA
Tower 2 Ste 200 Pittsburgh
PA 15212

Case Number: 24-61724 Name: 2193 Park Chapter: 11 Division: Atlanta

Please submit the following original documents to the Court for filing so that the case will proceed timely. **Failure to comply may result in the dismissal of your case.**

If filing bankruptcy without an attorney, please read the information regarding *Filing Bankruptcy without an Attorney* at: www.uscourts.gov/services-forms/bankruptcy/filing-without-attorney.

☐ Individual - Series 100 Forms

☒ Non-Individual - Series 200 Forms

Official and Local Bankruptcy Forms are available on the Court's website at: www.ganb.uscourts.gov.

MISSING DOCUMENTS DUE WITHIN 7 DAYS

- ☐ Complete List of Creditors (names and addresses of all creditors)
- ☐ Pro Se Affidavit (signature must be **notarized**, or witnessed by a Court Intake Clerk, accompanied by a picture I.D.)
- ☐ Signed Statement of SSN

Petition Deficiencies:

- ☐ Last 4 digits of SSN
- ☐ Address
- ☐ Statistical Estimates
- ☐ Other:

MISSING DOCUMENTS DUE WITHIN 14 DAYS

- ☒ Statement of Financial Affairs
- ☒ Schedules: A/B D E/ F G H
- ☒ Summary of Assets and Liabilities
- ☒ Declaration About Debtor(s) Schedules
- ☐ Attorney Disclosure of Compensation
- ☐ Petition Preparer's Notice, Declaration and Signature (*Form 119*)
- ☐ Disclosure of Compensation of Petition Preparer (*Form 2800*)
- ☐ Chapter 13 Current Monthly Income
- ☐ Chapter 7 Current Monthly Income
- ☐ Chapter 11 Current Monthly Income
- ☐ Certificate of Credit Counseling (*Individuals only*)
- ☐ Pay Advices (*Individuals only*) (*2 Months*)
- ☐ Chapter 13 Plan, complete with signatures (*local form*)
- ☒ Corporate Resolution (*Non-Individual Ch. 7 & 11*)

MISSING DOCUMENTS DUE WITHIN 30 DAYS

- ☐ Statement of Intent - Ch.7 (*Individuals only*)

Chapter 11

- ☒ 20 Largest Unsecured Creditors
- ☒ List of Equity Security Holders
- ☐ Small Business - Balance Sheet
- ☐ Small Business - Statement of Operations
- ☐ Small Business - Cash Flow Statement
- ☐ Small Business - Federal Tax Returns

Case filed via:

- ☒ Intake Counter by:
 - ☐ Attorney
 - ☐ Debtor
 - ☒ Other: Riyad Muhammad Nabaa 678-333-9072

- ☐ Mailed by:
 - ☐ Attorney
 - ☐ Debtor
 - ☐ Other:

- ☐ Email [Pursuant to Amended and Restated General Order 45-2021, this petition was received for filing via email]

History of Case Association

Prior cases within 3 years:

Signature: 
Acknowledgment of receipt of Deficiency Notice

Intake Clerk: rsmith ID Verified ☒ Date: 11/4/24

FILING FEE INFORMATION

Online Payment for Filing Fee <https://www.ganb.uscourts.gov/online-payments> (not for chapter 13 plan payments)

- ☐ Paid \$ _____
- ☐ Pending Pay.Gov, Paid \$ _____
- ☐ IFP filed (Ch.7 Individuals Only)
- ☐ 2g-Order Granting ☐ 3g-Order Granting 10-day (initial payment of \$ _____ due within 10 days)
- ☐ 2d-Order Denying with filing fee of \$ _____ due within 10 days
- ☐ No Application to Pay in Installments, Order Regarding Unpaid Case Filing Fee.

You may mail documents and filing fee payments (no personal checks or cash accepted) to the address below.
All fee payments and documents filed with the Court must show the debtor's name and bankruptcy case number.

UNITED STATES BANKRUPTCY COURT
75 Ted Turner Drive, SW, Room 1340
Atlanta, Georgia 30303
404-215-1000